

**MARKED AGENDA
ZONING REVIEW BOARD
DECEMBER 12, 2013
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-13-49**-An Ordinance to rezone certain properties within Subarea 3 of the Atlanta Beltline Planning area from various districts to various districts to implement the Atlanta Beltline Master Plan: Subarea 3 (Boulevard Crossing) study.
NPU W and Y COUNCIL DISTRICT 1
NPU W RECOMMENDATION: APPROVAL
NPU Y RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL CONDITIONAL OF A SUBSTITUTE ORDINANCE

2. **Z-13-50**-An Ordinance to rezone certain properties within Subarea 5 of the Atlanta Beltline Planning area from various districts to various districts to implement the Atlanta Beltline Master Plan: Subarea 5 (Freedom Parkway) study.
NPU N and M COUNCIL DISTRICT 6
NPU N RECOMMENDATION: APPROVAL
NPU M RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL CONDITIONAL OF A SUBSTITUTE ORDINANCE

3. **Z-13-32**- An Ordinance to rezone from the R-3 (Single Family Residential) District to the PD-H (Planned Development-Housing) District for property located at **4382 WIEUCA ROAD, N.E.**, fronting approximately 214 feet on the south side of Wieuca Road beginning approximately 318 feet from the south corner of land Lot 65. Depth: varies. Area: approximately 2.88 acres. Land Lot 65, 17th District, Fulton County, Georgia.
OWNER: JOHNSTON FAMILY TRUST
APPLICANT: MICHAEL E. CLEMENTS
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2014

4. **Z-13-44-** An Ordinance to rezone from the I-1 (Light Industrial) and R-4A (Single Family Residential) to the C-2 (Commercial Service) District for property located at **720 Donald Lee Hollowell Parkway, N.W.**, fronting approximately 100 feet on the south side of Donald Lee Hollowell at the southwest corner of Echo Street. Depth: approximately 287 feet. Area: .737 acres. Land Lot 112, 14th District, Fulton County, Georgia.
OWNER: HAMILTON PROPERTIES, LLC
APPLICANT: HAMILTON PROPERTIES, LLC
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2014

DEFERRED CASES

5. **Z-12-36-**An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **3519 ROXBORO ROAD, N.E.** fronting approximately 46 feet on the east side of Roxboro Road beginning 24 feet from the northeast corner of Kingsboro Road. Depth: approximately 187 feet Area: approximately 0.50 acres. Land Lot 9, 17th District, Fulton County, Georgia.
OWNER: MARK G. MILLSAPS
APPLICANT: REX K. BRAY
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2014
ZRB RECOMMENDATION: 60-DAY DEFERRAL-FEBRUARY 2014
6. **Z-13-30-** An Ordinance to rezone from the C-3 (Commercial Residential), C-3-C (Commercial Residential-Conditional) and R-4 (Single Family Residential) Districts to the C-3-C (Commercial Residential-Conditional) and R-4 (Single Family Residential) Districts for property located at **1875, 1891, 1895 AND 1901 PEACHTREE ROAD, N.E.**, fronting approximately 390 feet on the east side of Peachtree Road beginning approximately 404 feet from the intersection of Peachtree and Palisades. Depth: varies. Area: 3.25 acres. Land Lot 110, 17th District, Fulton County, Georgia.

OWNER: DOUGLAS DRANEY, MANGER OF LMSPTREE, LLC.,
JAMES B. CUMMING, R. B. WILSON, JR.
AND MICHAEL NASSARRGH OF SEMAH, INC. .
APPLICANT: CORNERSTONE DEVELOPMENT PARTNERS, LLC
NPU E COUNCIL DISTRICT 7
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

7. **Z-13-35-** An Ordinance to rezone from the C-3-C/BL (Commercial Residential-Conditional/Beltline Overlay) District and C-3/BL (Commercial Residential/Beltline Overlay) District to the C-3-C/BL (Commercial Residential-Conditional/Beltline Overlay) District for property located at **(a portion of) 2140 PEACHTREE ROAD, N.W.**, fronting approximately 339 feet on the west side of Peachtree Road beginning approximately 149 feet from the southwest intersection of Peachtree Road and Colonial Homes Drive. Depth: varies; Area: 1.91 acres. Land Lot 111, 17th District, Fulton County, Georgia.
OWNER: BROOKWOOD SQUARE, LLC
APPLICANT: GRAYCO PARTNERS, LLC
NPU C COUNCIL DISTRICT 8
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-JANUARY 2014
8. **Z-13-36-** An Ordinance to rezone from the SPI-11 SA6/BL (Special Public Interest District: Vine City and Ashby Station Subarea 6/Beltline Overlay) District to SPI-11 SA8/BL (Special Public Interest District: Vine City and Ashby Station Subarea 8/Beltline Overlay) District for property located at (Single Family Residential) to the R-4A (Single Family Residential) District for property located at **961-973 DESOTO STREET, N.W.**, fronting approximately 297 feet on the north side of Desoto Street beginning approximately 300 feet from the northeast intersection of Desoto Street and Ollie Street. Depth approximately 324 feet; Area: 2.2 acres. Land Lot 115, 14th District, Fulton County, Georgia.
OWNER: TRACK INVESTMENTS, LLC
APPLICANT: KAVEH KAMOONEH
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-MARCH 2014
ZRB RECOMMENDATION: 90-DAY DEFERRAL-MARCH 2014
9. **Z-13-37-** An Ordinance to rezone from the I-2 (Heavy Industrial) District to R-4A (Single Family Residential) District for property located at **1412 CARROLL DRIVE, N.W.**, fronting approximately 150 feet on the south side of Carroll Drive beginning 200 feet from the southwest intersection of Carroll Drive and Southland Circle. Depth approximately 150 feet; Area: 0.52 acres. Land Lot 192, 17th District, Fulton County, Georgia.
OWNER: THOMAS F. WIEDEMAN
APPLICANT: THOMAS F. WIEDEMAN
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

10. **Z-13-17-** An Ordinance to rezone from the C-2-C (Commercial Service-Conditional) District and R-5 (Two-Family Residential) District to the C-2-C (Commercial Service-Conditional) District, property located at **25, 27 , 33 AND 39 DANIEL STREET AND PROPERTIES ON GARTRELL STREET (496 AND 492) WITH THE FOLLOWING PARCEL IDENTIFICATION NUMBERS 14-0045-0003-016-1 AND 14-0045-0003-017-9, AND 40 AND 46 BOULEVARD, S.E.** fronting approximately 166 feet on the north side of Gartrell Street and 256 feet on the west side of Daniel Street and approximately 307 feet on the east side of Boulevard. Depth: varies. Area: approximately 1.36 acres. Land Lot 45, 14th District, Fulton County, Georgia.
- OWNER: IPARCEL, NETM LLC, MAN HOLDING, LLC AND
VALU INVESTMENT GROUP, LLC/ABE PODBER
- APPLICANT: MOST REVEREND WILTON D. GREGORY, S.L.D.
AS ARCHBISHOP OF THE ROMAN CATHOLIC ARCHDIOCESE
OF ATLANTA AND/OR HIS SUCCESSORS IN OFFICE.
- NPU M COUNCIL DISTRICT 2
- NPU RECOMMENDATION: DENIAL**
- STAFF RECOMMENDATION: APPROVAL CONDITIONAL**
- ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

END OF AGENDA